

To: The Honorable Mayor and City Council

From: Maxine Calloway, Esq., AICP, Director of Community Planning & Development

Date: July 9, 2013

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS THE 'BISCAYNE CORRIDOR EAST ANNEXATION AREA', BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY BISCAYNE BOULEVARD ON THE WEST BY NE 16TH AVENUE AND ON THE SOUTH BY NE 116TH STREET; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

RECOMMENDATION

That the Mayor and Council approve the Resolution directing staff to prepare the necessary annexation application and to expend the resources required to annex the area known as the *Biscayne Corridor East Annexation Area*, bordered on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard on the west by NE 16th Avenue and on the south by Northeast 16th Street in accordance with the Boundary Change Procedures of Article 1, Section 20-3 of the Miami Dade County Code of Ordinances.

BACKGROUND

Policy 8.1.7 of the City's Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including but not limited to exploring annexations where necessary. The Miami Dade County Code establishes the procedure by which a governing body of a municipality may initiate a boundary change to the municipality's existing boundary.

Miami Dade County has established an overall plan which includes the eventual incorporation of all currently unincorporated land areas within the County, which would relieve the County from the costs of providing services to the subject area. In addition, annexation of the subject area would simultaneously increase the City's tax base.

The subject area is comprised of a total of **13.03 acres** which includes over **4.6% residential use (a total of 16 residential units)** and **95.4% non residential use**. The subject area is also **bordered by the City of North Miami on the north side**. In accordance with Section 20-3, Article 1 of the Miami Dade County Code of Ordinances, in initiating a boundary change, the City would be required to submit, certified copies of a resolution requesting the proposed change, a complete report which can include, but is not limited to, information on the proposed zoning and land use in the area; a list of services; timetable for supplying the services; financing of services; tax load on the area; and assessment of the present and future importance to the economy; **Based on our analysis staff believes the area may not require any petitions however a subsequent request will be made to the Supervisors of Elections office to certify the total number of registered voters that may reside within the subject area. Per the County's regulations governing annexations, if there are more than two hundred and fifty(250) resident electors, then petitions from 25%+1 of the total number of registered voters will be required. Additionally since the area is less than fifty (50) percent developed residential no election will be required for the subject area.**

CONCLUSION

Staff is of the opinion that the proposed annexation is in keeping with the goals, objectives and policies of the City's Comprehensive plan in that it extends the southern boundary of the City and provides greater commercial frontage on Biscayne Boulevard. **Annexing the subject area should be a high priority for a City like North Miami approaching build out and shrinking in overall population size. According to recent census figures the City has only 1.5% vacant developable land remaining and a decline in overall population size within the last decade by over 1,094 persons. As such, acquiring additional prime commercial frontage on Biscayne is critical for the City in order to gain new tax revenues, attract quality retailers which in turn provides fiscal benefits to the City and allows North Miami to gain a competitive advantage in the region.**

With the Miami-Dade government center being located 20 miles away and the City of North Miami's City Hall located only 3 miles away, the City believes it is more practical to annex the subject area within its boundary. The future businesses and residents in turn will have readily available access to North Miami's quality services.

City Administration would therefore require the authorization of the Mayor and Council to proceed with expending the resources to collect the necessary petitions and compile an

annexation report with notification mailed to property owners within 600 feet of the subject area prior to the adoption of the required resolution supporting a formal application to the County.

Attachments

- 1) Map of Proposed Annexation Area For Biscayne Corridor Area
- 2) Resolution

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, AUTHORIZING THE CITY ADMINISTRATION TO COLLECT DATA, PREPARE A FORMAL APPLICATION FOR SUBMISSION TO MIAMI-DADE COUNTY TO ANNEX INTO THE CITY OF NORTH MIAMI, AN AREA KNOWN AS THE 'BISCAYNE CORRIDOR EAST ANNEXATION AREA', BORDERED ON THE NORTH-SIDE BY NORTHEAST 121ST STREET, ON THE EAST-SIDE BY BISCAYNE BOULEVARD, ON THE SOUTH-SIDE BY NORTHEAST 116TH STREET, AND ON THE WEST-SIDE BY NORTHEAST 16TH AVENUE; PROVIDING FOR AN EFFECTIVE DATE AND FOR ALL OTHER PURPOSES.

WHEREAS, Policy 8.1.7 of the City of North Miami ("City") Comprehensive Plan encourages the City to actively pursue development and growth management opportunities through several mechanisms including, but not limited to, the potential of annexations where necessary; and

WHEREAS, the Mayor and City Council desire to annex the subject area known as the *Biscayne Corridor East Annexation Area*, bordered on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard, on the south-side by Northeast 116th Street, and on the west-side by Northeast 16th Avenue, as specifically delineated in the attached "Exhibit A" ("Subject Area"); and

WHEREAS, City administration seeks authorization from the Mayor and City Council to proceed with a formal application for annexation and to obtain any required petitions to annex the Subject Area into the City, in accordance with the requirements of Section 20-3 of the Miami-Dade County Code of Ordinances; and

WHEREAS, the Mayor and City Council have considered the request by City administration and find that the proposed annexation is in the best interest of the City and that it satisfies the goals, objectives and policies of the Comprehensive Plan.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. Authorization of the City Administration. The Mayor and City Council of the City of North Miami, Florida, hereby authorize the City administration to collect

data, prepare a formal application for submission to Miami-Dade County to annex into the City of North Miami, an area known as the '*Biscayne Corridor East Annexation Area*', bordered on the north-side by Northeast 121st Street, on the east-side by Biscayne Boulevard, on the south-side by Northeast 116th Street, and on the west-side by Northeast 16th Avenue, as specifically delineated in the attached "Exhibit A" ; and

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of July, 2013.

LUCIE M. TONDREAU
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

| | | |
|-----------------------------------|-------------|------------|
| Mayor Lucie M. Tondreau | _____ (Yes) | _____ (No) |
| Vice Mayor Marie Erlande Steril | _____ (Yes) | _____ (No) |
| Councilperson Scott Galvin | _____ (Yes) | _____ (No) |
| Councilperson Carol F. Keys, Esq. | _____ (Yes) | _____ (No) |
| Councilperson Philippe Bien-Aime | _____ (Yes) | _____ (No) |

Biscayne Corridor East

